

NARRATIVE

APPLICATION TO VACATE PUBLIC THOROUGHFARE

SEC HAYDEN ROAD AND INDIAN SCHOOL ROAD

The Pederson Group has been engaged to redevelop the existing Bashas-Anchored Shopping Center located at the southeast corner of Hayden Road and Indian School Road, which is more than fifty years old. The redevelopment plan is to demolish the existing buildings, and replace them with a modern Bashas Grocery Store which will be much more upscale in nature and design, a modern Walgreen's Drug Store, and new hardscape and landscape. In particular, the landscaping along both arterial Roads adjacent to the Shopping Center will be completely replaced with new, lush landscaping which will be comparable to the landscaping located at the six other major Shopping Centers that have been developed by The Pederson Group in the City of Scottsdale over the last decade. Indian School Road is a major entry to Downtown Scottsdale and it has recently been widened to its maximum width. This Application to Vacate Public Thoroughfare has been submitted so as to allow the landscape setback adjacent to the major Shopping Center entry along Indian School Road to be consistently developed and maintained with a high-end landscape design.

HAYDEN ROAD

S 00°14'11" W 2634.29'

65'

NW COR SEC 25  
T2N, R4E

INDIAN SCHOOL ROAD

255.00'

S 89°59'13" E 596.95'

N 89°59'13" W 341.98'

S 89°59'13" E 341.99'

P.O.B.

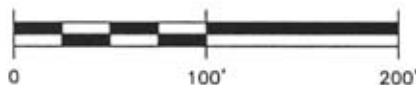
14.21' R.O.W.  
ABANDONMENT

4,861 SF

50.79'

PROPOSED SHOPPING CENTER  
PORTION OF TRACT "A"  
SCOTTSDALE ESTATES FIVE  
BK 73 PG 40

LINE	BEARING	DISTANCE
L1	S 00°14'11" W	65.00
L2	N 00°11'43" E	14.21
L3	S 00°14'11" W	14.21



SCALE: 1" = 100'



**N** NORMAN  
ENGINEERING GROUP, INC.

7330 N. 16th Street A-200 Consulting Civil Engineers  
Phoenix, Arizona 85020  
Fax: 602-861-3473 Phone: 602-371-0397

RIGHT-OF-WAY ABANDONMENT EXHIBIT  
SEC HAYDEN & INDIAN SCHOOL RD.

DRN:	JB	SCALE:	1" = 100'
CHK:	JN	JOB NO.:	2003
DES:		SHT	1 OF 1
DATE:	10-7-03		

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NW COR SECTION 25  
T2N, R4E  
3/4" REBAR IN HANDHOLE

N 1/4 COR SECTION 25  
T2N, R4E  
SET STONE IN HANDHOLE

S89°59'19"E 2615.49'

S89°59'19"E 366.86'

INDIAN SCHOOL ROAD

HAYDEN ROAD

GRANITE REEF

65'

S0°00'41"W 65.00'

R/W LINE

S89°59'19"E  
14.00'

POINT OF  
BEGINNING

N0°00'41"E  
8.00'

AREA = 112 SQ. FT.

S0°00'41"W  
8.00'

N89°59'19"E  
14.00'



SCALE: 1"=10'



BEARING BASE:  
WORLD GEODETIC SYSTEM 1984  
(WGS 84)



EXHIBIT  
SIDEWALK EASEMENT

CITY OF SCOTTSDALE  
PLANNING AND DEVELOPMENT DEPARTMENT  
INSPECTION AND LAND SURVEY DIVISION

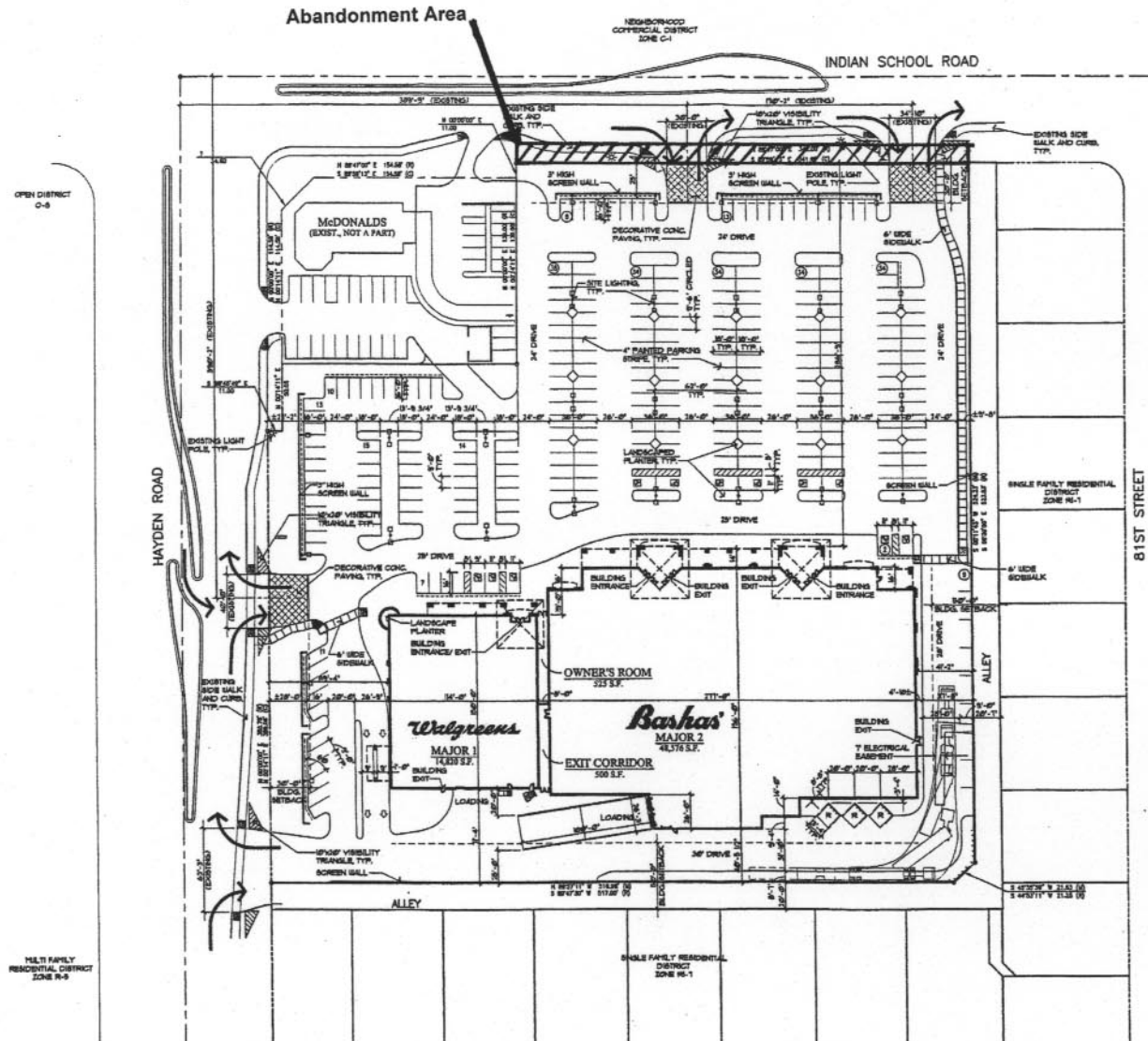
PROJECT # 03053

SURVEYED BY SW

DRAWN BY RCD

DATE 10-16-2003

SHEET 1 OF 1



**SITE PLAN**  
SCALE: 1" = 40'-0"

50-DR-1974#3  
8-25-03



69-DR-2003  
8-25-03

## SITE DATA

<b>ZONING</b>	C-1
<b>GROSS SITE AREA</b>	8.28 ac
	360,763 sf
<b>NET SITE AREA</b>	5.92 ac
	257,863 sf
<b>TOTAL BUILDING AREA</b>	63,396 sf
<b>LOT COVERAGE</b>	24.6 %
<b>OVERALL PARKING REQUIRED</b>	
<b>SITE PLAN ACCESSIBLE REQ'D</b>	220 spaces
	7 spaces
<b>MAJOR 1 (WALGREEN'S)</b>	
<b>BUILDING AREA (MAJOR 2)</b>	14,820 sf
<b>PARKING REQUIRED</b>	
<b>RETAIL (1/250)</b>	60 spaces
<b>ACCESSIBLE REQ'D</b>	3 spaces
<b>PARKING PROVIDED</b>	
<b>STANDARD STALLS</b>	67 spaces
<b>ACCESSIBLE STALLS</b>	3 spaces
<b>TOTAL PROVIDED</b>	70 spaces
<b>MAJOR 2 (BASHAS)</b>	
<b>BUILDING AREA (MAJOR 2)</b>	48,576 sf
<b>PARKING REQUIRED (GROCERY, CIRCLED SPACES)</b>	
<b>RETAIL (1/300)</b>	162 spaces
<b>ACCESSIBLE REQ'D</b>	6 spaces
<b>PARKING PROVIDED (GROCERY, CIRCLED SPACES)</b>	
<b>STANDARD STALLS</b>	198 spaces
<b>ACCESSIBLE STALLS</b>	8 spaces
<b>TOTAL PROVIDED</b>	206 spaces
	4,711,000

## AREA CALCULATIONS

<b>F.A.R.:</b>	
(NET LOT AREA x .8)	
(257,863 s.f. x .8)	= 206,291 s.f.
<b>VOLUME RATIO:</b>	
(NET LOT AREA X 9.6)	
257,863 s.f. x 9.6	= 2,475,485 CU. FT.
<b>REQUIRED OPEN SPACE:</b>	
<b>MAX. BUILDING HT</b>	= 32' (30' ALLOWED)
<b>FIRST 12' OF HT</b>	= 10% x NET LOT AREA
	= .10 x 257,863 s.f. = 25,787
<b>SECOND 20' OF HT</b>	= 20' x .004 x 257,863 s.f. = 20,630
25,787 + 20,630	= 46,417
<b>FRONT OPEN SPACE:</b>	
(ONE HALF REQ'D. OPEN SPACE)	
46,417 S.F. x .5	= 23,209
<b>PARKING LANDSCAPE AREA:</b>	
(PARKING AREA x .15)	
91,565 x .15	= 13,735 S.F.



Butter Design Group Inc.  
Architects & Planners  
3020 East Camelback Road  
Suite 215  
Phoenix, Arizona 85018  
phone 602-957-1800  
fax 602-957-7722



STATE OF ARIZONA  
DEPARTMENT OF METEOROLOGY  
DAVID R. BUTLER  
LICENSED PROFESSIONAL ENGINEER  
NO. 12345  
EXPIRATION DATE 12/31/2008

**HAYDEN AND  
INDIAN SCHOOL**  
S.E.C. OF HAYDEN AND INDIAN SCHOOL  
SCOTTSDALE/ARIZONA

Revisions:

Rev	DATE	DESCRIPTION
1	08/21/03	Project number: 03040
2		Drawn by: MH
3		Checked by: PH
4		DATE: 040-A01

- ☐ Design Development
- ☐ Progress Const. Docs.
- ☐ City Submittal
- ☐ IM Package
- ☐ Construction Issue
- ☐ Record Drawings
- Sheet Number:

**A0.1**